



4 West View, Ormskirk Road, Rainford, WA11 8BS

£295,000

*David
Davies* *Collection*

**4 West View, Ormskirk Road, Rainford,
WA11 8RS**

- EPC: D
- Council Tax Band:- C - St Helens
- Freehold
- Fully Refurbed Throughout And Is Move In Ready
- Semi Detached Property
- Two Reception Rooms
- First Floor Family Bathroom
- Three Bedrooms
- Garage And Driveway
- Good Sized Rear Garden With Summerhouse

Situated in the heart of Rainford, this stunning three-bedroom semi-detached home occupies an excellent central location and has been fully modernised throughout, offering stylish, move-in-ready accommodation ideal for modern family living.

The property boasts superb kerb appeal, featuring a contemporary composite front door, an attractive hedge-fronted garden and driveway parking for two vehicles. Upon entering, you are welcomed by a bright entrance hallway leading to a spacious front living room, providing a comfortable and inviting space to relax.

To the rear lies the true highlight of the home: a beautifully designed open-plan kitchen diner. This impressive space offers an abundance of fitted cupboard storage, integrated appliances and ample room for dining and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

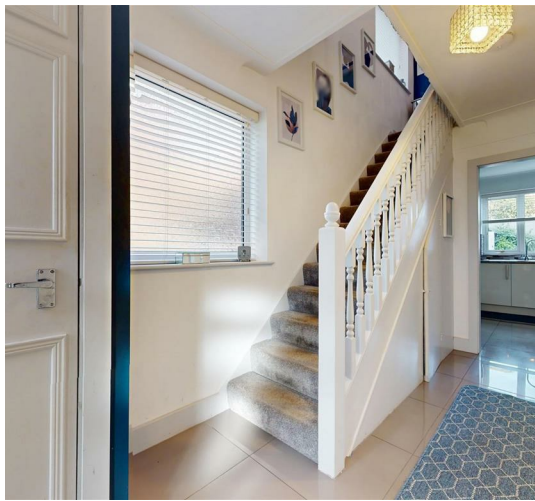
The first floor comprises three well-proportioned bedrooms, with both double rooms benefiting from built-in wardrobes. The accommodation is completed by a stylish, modern three-piece family bathroom finished to a high standard.

Externally, the rear garden is thoughtfully arranged with a paved seating area, lawned garden, summer house and shed. In addition, the garage has been converted to provide a small gym complete with WC, while retaining useful storage space to the front—offering excellent flexibility to suit a variety of needs.

This beautifully presented home combines modern interiors, practical living space and a highly sought-after Rainford location, making it a must-see property.

EPC: D





Floorplan To Follow



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David Davies

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(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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